



## **TOWN OF AMENIA**

36B MECHANIC STREET, PO BOX 126, AMENIA, NY 12501  
845-373-8118 • 845-373-8860

### **PLANNING BOARD WORKSHOP THURSDAY, MARCH 26, 2009**

**PRESENT:** Chairman Bill Flood  
George Fenn  
Norm Fontaine  
Peter Clair  
Tony Robustelli  
Nina Peek  
Michael Hayes, Attorney

**ABSENT:** James Walsh

The meeting opened at 7:00 P.M.

#### **DEPOT HILL/KEANE STUD      COMPLETENESS REVIEW      DEPOT HILL RD. AMENIA, NY**

Chairman Flood stated that the Board would hear Mr. Janes give an unmitigated report on the visuals received early in March.

Mr. Janes spoke to the Board. To summarize at the last meeting, the visuals were presented as well as the text that had been revised and redlined. It had both the applicants and Mr. Janes comments in it. The direction from the Board asked for Mr. Janes comments. Therefore there are no applicant's comments. To summarize the report it finds there are significant impacts on viewpoints 1, 2 and 3 from DeLavernne Hill; the top of the hill with wide open view, and going down the hill changes due to the elevation. Significant impacts from viewpoint 8 and 9 coming down Depot Hill Road. The development follows the existing hedgerows and respects some of the existing visual qualities of the land. There will be many houses on the side of the hill, thus making it visible from many viewpoints. Due to the nature of the development there is a large visual impact. Viewpoint 10 – Neighborhood 4, that is less about visual and more about community character. The mitigation has been rewritten to a point. Chairman Flood asked other than screening what else could be done. Mr. Janes felt the colors are very reasonable, blending into the landscape. With the SPO requirements if there are significant impacts, the only way to do the development in the SEQRA findings stating there is no significant impact on visual resources. Therefore, after draft there would need to be some level of redesign to mitigate the impacts on visual resources. This can be done. The buildings on the hillside are creating the issue for Neighborhoods 1 and 2. Neighborhoods 3 and 4 one does not see much of. In the draft there will need to be some redesign in order to comply with the SPO requirements. As it is written now there is significant impact. Michael Hayes quoted from page 21 of the Zoning Law 121-14.1, 6 points. He continued Neighborhoods 1 and 2 could only be condensed by decreasing the number of units. Mary Ann Johnson stated there are 62 units with 62

garages located in the SPO district. This adds to the visual significant impacts to the project. Greenplan's memo of 03/25/09 summarizes what was discussed at the last meeting. Is there a level of comfort with the core concept of Neighborhoods 1, 2 and 3 and the cluster in Neighborhood 4? A redesign will be necessary and could involve a reduction in the number of units, a relocation some of the units to another portion of the site that are not ecologically sensitive or a less visual sensitive or refinement of the current layout.

From a completeness standpoint on the DEIS, Michael Hayes added, the question is does it have enough detail, and is it organized in a manner that will facilitate public review and comment. There are some significant concerns and issues raised by the information in the DEIS. It is not complete for public review. The applicant must decide if they want to get this document out to the public or retool the project at this point. Chairman Flood stated a meeting was held with Mr. Stark, Mary Ann Johnson, and Dr. Klemens. At that meeting Mr. Stark felt they would take some units out and modify the plan. The applicant's goal is to save the farm. Peter Clair stated his concerns were the number of buildings. Michael Hayes asked if the Board was ready, at the next regular meeting he will update the completeness resolution.

Mr. Stark felt that he would like to sit with the Board and their consultants to modify the plan that they can live with. He would however, like to set a date for a Public Hearing in the meantime. Dr. Klemens felt after the Public Hearing take the public's comments then sit down with the applicant and discuss the details. Mary Ann Johnson agreed. Chairman Flood will set a Public Hearing for during the week and one for a Saturday at the Amenia Elementary Building. Mr. Hayes will finalize the Resolution for next weeks meeting. Hard Copies will be available in the Town Hall and the Library and the Public Hearings will be taped to be shown on Channel 22.

## **SILO RIDGE**

## **MDP REVIEW**

## **ROUTE 22, AMENIA, NY**

In the memo of March 26, 2009 from Michael Soyka, all issues have been satisfied. In the memo from Dr. Klemens, one remaining issue on the revision made to page 77 regarding Hill's Pondweed, discussed with Mike Dignacco at the meeting, all issues were satisfied. Michael Hayes was fine with the technical comments that had been raised.

Nina Peek had concerns regarding the following:

- The tables on page 18 regarding retail Village Center East Block A - 5. What does 5 represent? Mike Dignacco stated it meant 5 retail spaces. She added CR 1 is about 50,000 square feet of which 19,000 is commercial which is 5 shops? The 19,200' is the footprint of the building, 5% to comply with the RDO. Ms. Peek asked for a note to explain this. Mike Dignacco felt if they removed the column it would clarify better. Mr. Hayes felt to take out the + or - for retail zoning. It was agreed.
- Page 19 2<sup>nd</sup> paragraph - take out "m\_\_\_(inaudible)\_\_\_\_\_"
- Page 20 – South lawn green make this phrase consistent.
- "Fee Simple Homes - what fees do they pay? Mike Dignacco stated they pay HOA dues and golf membership if they chose to. They own the building and the land but do not maintain it.
- Page 30 – bottom of page - multi family units – are they in the Village Center? Please clarify.

- Ms. Peek felt there were too many pictures and the horse pictures are misleading. Please take out.
- Page 107 – top of page – same text repeated in the 4<sup>th</sup> column – take out.
- Page 107 - Lake Amenia – Dunn Road - no mitigation proposed. The resolution was Silo was dealing with DOT and Depot Hill/Kean Stud. Please note in the text. Check with Mike Soyka regarding this.

Michael Hayes spoke to the Board regarding the phasing plan on pages 97 and 98 of the MDP. MaryAnn Johnson, Dr. Klemens and Mr. Hayes raised in the review memos of the MDP. A meeting was held with Mr. Fenn, Mr. Flood, Wayne Euvard, Mr. Hayes and the applicant talking about a significant change in the phasing plan. The single family homes were being built during Phase 2 and the Vineyard cottages during Phase 3 with the resort core area during Phase 1. The MDP now moves the single family homes and the Vineyard cottages to Phase 1 and moves a portion of the resort core area to Phase 2. If left this way you would be left with, if Phase 1 was constructed and not go any further, is a resort residential development that has no TND aspects. The main TND aspect this project offered was the main resort core area. Some options to this phasing plan are

- The golf villas moved to Phase 2
- Complete the village green and move it back into Phase 1
- Building in triggers

Mike Dignacco spoke regarding why the phasing plan needs to be this way. It is market driven. Bill Flood continued that Jim Fitzgerald, the financial part of the company, was concerned regarding pre-sales. The applicant is flexible regarding the phasing plan and would work with other options. It will probably change, but the Board must be flexible as well and build in a mechanism so the town is protected. The sewer and water should be done first. Dr. Klemens asked regarding the infrastructure does it include the Green infrastructure and storm water infrastructure. Dr. Klemens felt this should be done first. Mr. Dignacco answered this will be done with each component to be completed. Dr. Klemens asked is there a potential one could end up with direct discharges to AM-15 or the Amenia Cascade Brook. Mr. Dignacco said this was identified in the MDP. Dr. Klemens felt this needs to be addressed and watched carefully in site plan. Nina Peek was concerned with building high end single family homes during Phase 1 and the Vineyard cottages were most sensitive. Mike Dignacco stated these were not spec homes or cottages. The project needs this flexibility to protect the town as well as making the project feasible.

Michael Hayes asked the Board if they were comfortable with the document to decide that the Special Use Permit application is complete for purposes to commence public review. Once complete then refer it to Dutchess County Planning and Development and the ZBA and schedule a Public Hearing. As a condition of the Special Use Permit approval the Board could include the trigger mechanism; or as part of site plan approval, triggers would be established. The goal of the triggers would be to give the applicant the flexibility they need while retaining control of the project.

Mary Ann Johnson spoke to the Board regarding the Plan Set. It seems to be the same version as the one we were given in January. The problem is it speaks of things in Phase 1 that are no longer in Phase 1, the Golf Villas and Village Green. There is detail for certain portions of the project but not for others. For example, you don't get the same amount of detail for the Vineyard Cottages as the Golf Villas. It should be consistent. Mr. Dignacco explained it was in the MDP.

Nina Peek asked on Page 48 regarding south elevation on the Vineyard Cottages all have reference to what unit they are but this does not.

Chairman Flood asked if the Board was ready to move forward after the changes had been made. The Board felt it was. The Planning Board met with the Zoning Board on March 25th so they were up to speed on what was going on.

Meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on March 26, 2009 and are not to be construed as the final official minutes until so approved.

       X        Approved as read

       Approved with: deletions, corrections, and additions